

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF MAY 05, 2022

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, May 05, 2022, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present: Erasmo Villarreal
Jorge Dominguez
Abraham Lugo
Larry Dovalina
Daniella Sada Paz

Absent: Mike Barron (Excused)
Johnny Narvaez (Excused)
Yu-Hsien Huang (Excused)
Ana G. Villarreal (Excused)

Staff: Orlando Navarro
Vanessa Guerra
Rafael Vidaurri
Amanda Pruneda
Laura Garza
Ruben Dominguez
Ramon Chavez
Arturo Garcia, Jr.

Others: Ricardo Ramos
Jeff Puig
Judd Gilpin
Hugo Seca
Frank Estrada
Edward Ochoa

1. CALL TO ORDER

Chairman E. Villarreal called the meeting to order at 6:00 p.m.

2. ROLL CALL

Rafael Vidaurri, Planning Staff called roll and verified a quorum existed.

Chair E. Villarreal, requested a motion to excuse the Commissioners that didn't attend the meeting.

Cm. Dovalina made a motion to **excuse** Cm. Barron, Cm. Narvaez, Cm. Huang, and Cm. A. Villarreal, for not attending the meeting.

Second: Cm. Sada Paz
In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

Regular Meeting of April 21, 2022.

Cm. Dovalina made a motion to **approve** the minutes of April 21, 2022.

Second: Cm. Dominguez
In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

5. CITIZEN COMMENTS

Citizens are required to fill out a witness card and submit it to a City Planner, or designee, no later than 5:45 p.m. and identify themselves at the microphone. Comments are limited to three (3) minutes per speaker. No more than three (3) persons will be allowed to speak on any side of an issue. Should there be more than three (3) people who wish to speak on a particular issue, they need to select not more than three (3) representatives to speak for them and the presiding officer may limit the public comments further in the interest of an orderly meeting. Speakers may not pass their minutes to any other speaker. Comments should be relevant to City business and delivered in a professional manner. No derogatory remarks will be permitted.

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 2A, Block 16, Eleden Subdivision, Unit XIX, located at 5210 South Ejido Avenue, from B-1 (Limited Business District) and B-3 (Community Business District) to B-3 (Community Business District).

ZC-041-2022

District I – Rudy Gonzalez, Jr.

Staff supports the proposed zone change.

Deidre Garcia, Planning Staff, provided a brief overview on the item.

Cm. Dovalina made a motion to close the public hearing and **approve** the item.

Second:	Cm. Lugo
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- B. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of B-4 (Highway Commercial District) on tract of land totaling 3.2910 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 1 (Gupta Tract), located east of E.G. Ranch Road and north of State Highway 359.**

AN-001-2022

Staff does not support the annexation nor the initial zone.

Rafael Vidaurri, Planning Staff, provided a brief overview on the item.

Chair E. Villarreal, asked what the reason was for the Planning Staff to not to support this item.

Rafael Vidaurri, Planning Staff, explained that Staff had reached out to the County and they confirmed that there are some current violations of the property, which is currently being used as a junk yard and they are not in compliance at this time and secondly, zoning should be an M-1 or higher.

Ricardo Ramos, Do-Rite Engineering, informed the Commission that his client would like to resolve issues with the County before moving on; therefore, is requesting that the Commission deny the request.

Cm. Lugo made a motion to close the public hearing and **deny** the item as requested by the applicant.

Second:	Cm. Dominguez
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- C. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of B-4 (Highway Commercial District), M-1 (Light Manufacturing District), and M-2 (Heavy Manufacturing District) on a tract of land totaling 876.25 acres, more or less (193.18 acres - B-4, 499.75 acres - M-1, and 183.32 acres - M-2), as**

described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 5 (Twiss Tract), located west of Interstate 35 and south of US Highway 83 North.

AN-005-2022

Staff **does not support** the annexation nor the initial zone.

Orlando Navarro, Planning Director, informed the Commission that the applicant requested the item be tabled.

Cm. Sada Paz made a motion to close the public hearing and **table** the item.

Second:	Cm. Dovalina
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

A. Review and consideration of Loma Veranos Subdivision Master Plan. The intent is residential.

PL-130-2022

District I - Cm. Rudy Gonzalez, Jr.

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Jeff Puig, KCI Technologies, informed the Commission that he agrees with the majority of the comments but would like clarification on Comment # 1 from the Fire Department. He would like them to give some indication as to why it would require an additional point of access for the cul-de-sac and 2nd, he stated that they have been working with the Planning, Engineering, and Parks Department, regarding the dedication therefore, have documentation and will be providing further documentation on the dedication which was previously presented by his client.

Chief Ruben Dominguez, Fire Department informed Mr. Puig that he may contact Captain Vidaurri to discuss comment #1 from the Fire Department.

Cm. Dominguez made a motion to **approve** the item subject to the following comments.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Submit master plan revision to the City of Laredo Building Department GIS division within 10 days of commission approval in a geo-referenced CAD file in accordance with Section 2-3.2(a) 4 of the Laredo Subdivision Ordinance.
2. Provide a plat note with X, Y, coordinates for point of beginning and point of commencement.
3. Conform to Subdivision Ordinance Handbook Section 3.3.D (Double frontage, reverse frontage lots, should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation).
4. Conform to Section 24.56.2 of the Laredo Land Development Code (Parkland Dedication Requirements).
5. Clearly label block numbers for Phase 1, and lot and block numbers for Phase 2 on the face of the Master Plan.
6. Identify all easements.
7. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire:

1. Phase 2 needs to follow IFC 2012 Section D104.3 Remoteness. When two access roads are required they shall be placed a distance apart equal to not less than one-half of the length of the overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
2. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, Loma Veranos Subdivision Masterplan must comply with Parkland dedication criteria and requirements.
2. As per Ordinance 2008-O-058, Section 24.56.2.E, in addition to the land dedication requirements, a Park Improvement Fee (PIF) is required to provide improvements to the park and is based upon the final number of dwellings units. The PIF is due prior to recordation and shall be calculated as per Appendix A of said ordinance.
3. Total amount will be due prior to recordation.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Second:	Cm. Sada Paz
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

8. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:

A. Preliminary consideration of the plat of Loma Veranos Subdivision, Phase 1. The intent is residential.

PL-131-2022

District I - Cm. Rudy Gonzalez, Jr.

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Jeff Puig, KCI Technologies, informed the Commission that he concurs with Staff comments and is available to answer questions.

Cm. Dovalina made a motion to **approve** the item subject to the following comments.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Conform to Subdivision Ordinance Handbook Section 3.3.D (Double frontage, reverse frontage lots, should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation).
2. Access to Loop 20/Cuatro Vientos Road subject to review and approval from TX-DOT.

3. Identify all easements.
4. All improvements as per Subdivision Ordinance.

Engineering:

1. Provide all necessary easements.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, Loma Veranos Subdivision Phase 1 must comply with Parkland dedication criteria and requirements.
2. As per Ordinance 2008-O-058, Section 24.56.2.E, in addition to the land dedication requirements, a Park Improvement Fee (PIF) is required to provide improvements to the park and is based upon the final number of dwellings units. The PIF is due prior to recordation and shall be calculated as per Appendix A of said ordinance.
3. Total amount will be due prior to recordation.

Webb County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final approval.

Second:	Cm. Sada Paz
In Favor:	5
Opposed:	0

Abstained: 0

Motion Carried Unanimously

B. Preliminary consideration of the plat of Pinnacle Industry Center – FM 1472, Unit 8 Subdivision Plat. The intent is light industrial.

PL-127-2022

District VII - Cm. Vanessa Perez

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Judd Gilpin, Gilpin Engineering, informed the Commission that he concurs with Staff comments and is available to answer questions.

Cm. Dominguez made a motion to **approve** the item subject to the following comments.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Access to FM 1472 subject to review and approval from TX-DOT.
2. Coordinate with the Traffic Department the placement of driveways and ensure compliance with the City of Laredo Standards Technical Specification Manual, Detail 428-5 (p.356).
3. Coordinate with the Traffic Department and TX-DOT to determine if a shared driveway/ access easements are required.
4. Coordinate with TXDOT and the Traffic Department to ensure that the proposed Nicholas D. Hachar Road aligns with the proposed Hachar Reuthinger Road at FM 1472/Mines Road.
5. Provide legal description. (§ 2-3.2 (b) (1) (ii) - Subdivision Ordinance).
6. Provide plat notes for the subdivision.
7. Label the width of Nicholas D. Hachar Road.
8. Provide Base Flood Elevations (BFE's).
9. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
10. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

1. Provide all necessary easements.
2. Provide Floodplain BFE's.
3. Provide Nicolas D. Hachar Rd. ROW

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. ROW (As per the Future Thoroughfare Plan).

Parks & Leisure: No comments submitted.

Webb County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final approval.

Second:	Cm. Dovalina
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**C. Preliminary consideration of the plat of Killam University Boulevard - Billboard No. 4.
The intent is for a billboard, advertisement.**

PL-129-2022

District V – Cm. Ruben Gutierrez, Jr.

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Hugo Seca, Seca Engineering, informed the Commission that he concurs with Staff comments and is available to answer questions.

Cm. Lugo made a motion to **approve** the item subject to the following comments.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Coordinate driveway/entrance with TX-DOT.
2. Identify all easements.
3. A zone change will be required for the intended use. Label plat accordingly.
4. All improvements as per subdivision ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure: No comments submitted.

Webb County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Second:	Cm. Sada Paz
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

D. Preliminary consideration of the plat of R&W Ranch Subdivision, Phase VI. The intent is residential.

PL-132-2022

District I - Cm. Rudy Gonzalez, Jr.

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Frank Estrada, Sherfey Engineering, informed the Commission that he concurs with Staff comments and is available to answer questions.

Cm. Lugo made a motion to **approve** the item subject to the following comments.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. As per section 3-4 B.2 of the Subdivision Ordinance, the Developer has submitted notice of intention to place utilities in the front of the lot. The front of lot utility layout/schematics, as prepared by Developer's engineer, shall be submitted to plan review.
2. Identify all easements.
3. Provide a lot table.
4. A zone change will be required for the intended use (lot dimensions).
5. All improvements as per the Subdivision Ordinance.

Engineering:

1. Provide all necessary easements.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, R & W Ranch Subdivision Phase VI must comply with Parkland dedication criteria and requirements.
2. As per Ordinance 2008-O-058, Section 24.56.2.E, in addition to the land dedication requirements, a Park Improvement Fee (PIF) is required to provide improvements to the park and is based upon the final number of dwelling units. The PIF is due prior to recordation and shall be calculated as per Appendix A of said ordinance.
3. Total amount will be due prior to recordation.

Webb County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final approval.

Second:	Cm. Dominguez
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

E. Preliminary consideration of the plat R&W Ranch Subdivision, Phase VII. The intent is residential.

PL-133-2022

District I - Cm. Rudy Gonzalez, Jr.

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Frank Estrada, Sherfey Engineering, informed the Commission that he concurs with Staff comments and is available to answer questions.

Cm. Dominguez made a motion to **approve** the item subject to the following comments.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. As per section 3-4 B.2 of the Subdivision Ordinance, the Developer has submitted notice of intention to place utilities in the front of the lot. The front of lot utility layout/schematics, as prepared by Developer's engineer, shall be submitted to plan review.
2. Identify all easements.
3. A zone change will be required for the intended use (lot dimensions).
4. Provide a lot table.
5. All improvements as per the Subdivision Ordinance.

Engineering:

1. Provide all necessary easements.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, R & W Ranch Subdivision Phase VII must comply with Parkland dedication criteria and requirements.
2. As per Ordinance 2008-O-058, Section 24.56.2.E, in addition to the land dedication requirements, a Park Improvement Fee (PIF) is required to provide improvements to the park and is based upon the final number of dwelling units. The PIF is due prior to recordation and shall be calculated as per Appendix A of said ordinance.
3. Total amount will be due prior to recordation.

Webb County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final approval

Second:	Cm. Sada Paz
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

F. Preliminary consideration of the plat Lomas Del Sur Subdivision, Unit XXIII. The intent is commercial.

PL-134-2022

District I - Cm. Rudy Gonzalez, Jr.

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Frank Estrada, Sherfey Engineering, informed the Commission that he concurs with Staff comments except for the Parks & Leisure comments, since those comments are for a residential plat and this is a commercial plat, therefore, is wondering if they should be stricken.

The Commission agreed to striking Park & Leisure comments.

Cm. Dovalina made a motion to **approve** the item subject to the following comments and striking the Parks & Leisure comments.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Lot 2, Block 1 does not comply with the minimum of 46' lot width as per Section 24.77.1 of the Dimensional Standards, Land Development Code. Adjust to comply.
2. Identify the proposed use for Lot 2, Block 1.
3. Identify all easements.
4. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure: No comments submitted.

- ~~1. As per Ordinance 2008-O-058, Section 24.56.2, Lomas Del Sur Subdivision Unit XXIII must comply with Parkland dedication criteria and requirements.~~
- ~~2. As per Ordinance 2008-O-058, Section 24.56.2.E, in addition to the land dedication requirements, a Park Improvement Fee (PIF) is required to provide improvements to the park and is based upon the final number of dwelling units. The PIF is due prior to recordation and shall be calculated as per Appendix A of said ordinance.~~
- ~~3. Total amount will be due prior to recordation.~~

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final approval.

Second:	Cm. Sada Paz
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

9. RECONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:

- A. Preliminary reconsideration of the replat of Lot 19, 20, and 21. Block 6, Interamerica Distribution Park, Phase 4 and 20.09 unplatted acres into Lot 19A and Lot 21A, Block 6, Interamerica Distribution Park, Phase 4. The intent is industrial. The purpose of this reconsideration is to add additional acreage and a 12ft drainage easement.**

PL-122-2022

District VII – Cm. Vanessa Perez

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Edward Ochoa, KCI Technologies, informed the Commission that he concurs with Staff comments and is available to answer questions.

Cm. Dovalina made a motion to **approve** the item subject to the following comments.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
2. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by within the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Second:	Cm. Sada Paz
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

10. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND FINAL REPLATS:

- A. Final consideration of the plat of Lot 1, Block 11, Alexander Commercial Subdivision, Phase 15. The intent is commercial.**

PL-126-2022

District V – Cm. Ruben Gutierrez, Jr.

Cm. Dovalina made a motion to **approve** the item subject to the following comments.

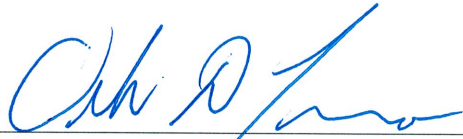
Second:	Cm. Sada Paz
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In Favor: 5
Opposed: 0
Abstained: 0

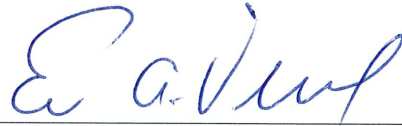
Motion Carried Unanimously

11. ADJOURNMENT

Cm. E. Villarreal **adjourned** the meeting at 6:46 p.m.



Orlando D. Navarro
Planning Director



Erasmo Villarreal, Chairman
Planning & Zoning Commission